Appendix D Public Housing Authorities Located In the Consortium



Consolidated Housing and Community Development Plan 2010-2012

I. King County Housing KCHA

The King County Housing KCHA (KCHA) is the largest housing authority in the consortium. The KCHA continues to be a high performing housing authority, receiving outstanding and excellent scores for its operation of public and subsidized housing programs.

Due to KCHA's high performance, it was selected to be a part of the Making Transition Work Demonstration Program (MTWDP), a designation given to less than the top one percent of housing authorities nationwide. This designation allows for flexibility in the development of local program policies that will better meet the needs of the community and the housing KCHA. The implementation of the MTWDP demonstration program was in process in 2004.

A. Overview

- The KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to nearly 40,000 residents.
- The KCHA's approach is to put independence and self-sufficiency as a cornerstone of program delivery a majority of KCHA's non-disabled, non-elderly households reach financial self-sufficiency with six years.
- By 2009, KCHA was overseeing more than 15,800 units of housing and had added over 1,800 units between 2004 and 2009.
- Of the above, 9,783 are Section 8 tenant and project-based voucher units; 4,041 are federally-assisted public housing units; and nearly 1,998 are tax credit and/or tax-exempt bond-funded affordable workforce housing units.
- The KCHA owns 3 mobile/manufactured home (ownership housing) properties in order to preserve the properties as quality, affordable mobile/manufactured home parks.
- The KCHA provides 200 units of emergency, transitional and permanent housing for homeless households and persons with special needs.
- The KCHA provides weatherization services to private, low-income homeowners, mobile home owners and landlords who rent to income qualified tenants in King County, and provides broader home repair services under contract with King County.

B. The KCHA Strategies to Improve Management and Operations

The King County Housing KCHA is in the process of exploring and/or implementing a number of strategies to improve its operations and its services to its clients and the environments where they live. The KCHA is using its flexibility under the MTWDP to become more effective in all aspects of the housing KCHA's mission. The key strategies being explored or implemented include the following:

- Redevelopment of Park Lake Homes I into a mixed-income neighborhood now known as Greenbridge, integrating it into the broader community, and replacing all existing housing units. All units that are replaced off site will be in communities with lower poverty rates, high-performing schools, and better economic opportunities. By 2009, rental housing at Greenbridge was completed and occupied.
- Redevelopment of Park Lake Homes II, which is in the initial stages and will build upon on the success of prior redevelopment efforts. This is a different development from Greenbridge, and has been awarded a separate HOPE VI grant.
- Revitalization of Distressed Communities, including White Center. In conjunction with the Park Lake Homes redevelopment effort, the KCHA is actively pursuing revitalization of the broader community by undertaking infrastructure projects and by acquiring and improving other properties in the area.
- Transitioning to an Asset Management Approach. The KCHA has implemented
 organizational changes in preparation for a more comprehensive transition to an
 asset management approach, or property-based management of public housing.
 During the course of the next few years, the KCHA will strengthen its
 management and operations by implementing management practices and
 accounting systems designed to focus on the performance (and improvement of
 performance) of each public housing development.
- Increased housing and support services resources for disabled populations. The KCHA will continue to pursue additional housing resources for disabled households through the Section 8 Program. Currently, the KCHA works in partnership with a consortium of service systems to administer almost 1,400 Section 8 vouchers by combining access to housing subsidies with appropriate support services for people with disabilities.
- Designated housing units for the elderly and near elderly. The KCHA has adopted a designation plan that assigns a percentage of units to elderly and near elderly residents in every mixed population public housing building. The strategy complements the opportunities for younger disabled households described above.
- Maintaining adequate support services for public housing residents. The KCHA
 partners with a broad range of service providers to serve families and their
 children, elderly households, and disabled individuals. These services are
 designed to increase residents' stability and economic self-sufficiency and to
 strengthen their ability to live independently.
- Ensuring the long-term physical viability of public housing developments. The KCHA has developed and continues to refine its long-term capital plan to ensure that extremely low-income households in King County will have continued access to quality housing opportunities.
- Policy initiatives to complement other strategies. The KCHA is systematically reviewing its public housing and Section 8 policies to improve the effectiveness

of its housing programs, to increase the housing choices of low-income households, and to assist households in their efforts to become economically self-sufficient.

• Expanding other housing opportunities. KCHA continues to acquire properties throughout the county and is partnering with other housing providers to increase the number of affordable permanent and transitional housing opportunities available to low and moderate-income households. A new Section 8 project-basing program allows the KCHA to partner with a number of private and public efforts to create new supportive and other housing opportunities in areas of the county with inadequate affordable housing.

C. The KCHA Public Housing: Condition and Capital Planning

1. Condition of Properties

The KCHA has maintained its public housing stock in excellent condition, evidenced in the KCHA's consistent high-performer status under HUD's annual performance evaluation, including 100 percent scores five years in a row. The high-performer status earned KCHA selection for a national demonstration program open only to 30 housing authorities around the country. Some of the developments are aging and have major capital needs and are targeted for redevelopment, as discussed below.

2. Comprehensive Needs Assessment System

The KCHA has developed and implemented an in-house comprehensive needs assessment inspection program and database system (CNA) that includes all of KCHA's federally assisted properties. This in-house program helps the agency identify:

- The condition of properties
- Completed capital improvement work
- New capital improvement work needed to upgrade and maintain the life of the property
- All associated costs.

The KCHA has used the CNA to generate complete capital replacement and construction schedules for its public housing properties.

3. Ten-Year Capital Work Plan

Based on the CNA, the KCHA has developed a 10-year work plan (FY2003 to FY2012) to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule

(year), and projected costs of all capital projects that will be undertaken during the next 10 years.

The estimated total cost for projects in the 10-year plan is approximately \$43 million based on current costs. These estimates will be updated annually. It also identifies all capital needs that are deferred beyond 2012. Based on current costs, these projects total about \$49 million. The KCHA's ability to adhere to the plan depends mainly on annual appropriations for the capital fund by Congress. This plan will be updated as needed.

Below are some of the major needs that the KCHA will address over the next 10 years:

- Park Lake Homes Redevelopment: The KCHA received a HOPE VI Revitalization Grant in 2001 for the Park Lake Homes I community. This distressed community is being completely redeveloped into a mixed-income neighborhood of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance.
- Park Lake Homes II Redevelopment: The KCHA received a second HOPE VI Revitalization grant in 2007 for this second development in the White Center community. All units will be replaced on site, with additional homes to create a mixed-income neighborhood.
- Fire and Life/Safety Upgrades in Mixed-Population Buildings: The KCHA has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. This project was completed in 2009.
- Springwood Family Center: Construction of a new 25,000 square foot family center at the Springwood Apartments in Kent is scheduled to be completed in FY2004. The new center will house a Head Start facility, a public health clinic, and a career development center. This project was completed in 2007.
- Springwood Apartments Revitalization: This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because capital fund resources are inadequate to fund this project, KCHA will explore all avenues to finance this initiative. The KCHA is currently under construction on this project.
- Signage Design Standards: The KCHA will complete development of signage design standards to complement interior design, exterior features, and aesthetic values. These standards will help the KCHA strengthen its efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.

 Other Major Multi-Year Projects: The KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects.

A detailed list of projects to be undertaken as part of the 10-year work plan and projects that will be deferred beyond 2012 is available from KCHA's offices.

KCHA Waiting Lists ¹					
Waiting Lists	Disabled	Elderly	Family	Total Applications	
Public Housing	1,571	940	4,481	6,996	
Section 8	306	85	1,275	1,666	

The KCHA maintains separate waiting lists for public housing by sub-areas of the county: north, east, southwest, southeast and south. These lists vary as to the wait time for the various household sizes. Waiting lists for large households are the longest for the south sub-area lists. There are also very long wait times for studios, 1 and 2 bedroom units in some parts of the county.

D. Renton Housing Authority

The Renton Housing Authority (RHA) is a small, well-run housing authority serving the geographic area within the city limits of the City of Renton.

- 1. Units of Housing Managed by the RHA
 - Total number of units owned by the RHA 826
 - Nearly 1,500 households are served by all RHA Housing Programs

Total number of public housing units owned and managed by the RHA

-	•				
Renton Housing Authority					
Section 8 RHA Vouchers	316				
Section 8 Vouchers Ported in from Other Jurisdictions	353				
Total Vouchers	669				
Public Housing Units	238				
Other Assisted Units*	588				
Total Project-Based Assisted Units	826				
Total Assisted Units 149					
*These are redeveloped rental units owned and managed by RHA, using project-					

based Section 8 funding, tax credits, and other funding sources. There are an additional 44 units, not counted here, in "market rate" buildings, but with some element of affordability built in.

¹ KCHA accepts applicants on an ongoing basis for public housing, but only opens the Section 8 voucher waiting list periodically. KCHA last accepted applications for the Section 8 program in the summer of 2007. At that time, over a two-week period, close to 10,000 new households applied. The households listed above are from that original list in 2007 and are still waiting for assistance. Some applicants are on both the Section 8 and Public Housing waiting lists.

2. The RHA Waiting List

- The RHA Section 8 waiting list is currently closed with about 612 applicants to be served before it can be re-opened.
- Average wait list time for RHA public housing is 4.5 years for a one-bedroom unit, 6.5 years for a two-bedroom, and 3+ years for a three or four-bedroom

3. The RHA Plans and Initiatives

- RHA has been working with community partners and the Sound Families Initiative to create transitional housing opportunities in Renton. The RHA provides exit vouchers for households transitioning to permanent housing in the community. Recent projects are Vision House, which will provide 15 units of transitional housing and Children's Village, which will provide 12 units of transition housing to single parents with children.
- The RHA in partnership with the Downtown Action to Save Housing completed construction of a multi-family tax credit/tax-exempt bond-funded project in downtown Renton to prove 92 units of workforce housing.
- The RHA would like to develop more projects that contain large bedroom units in order to meet the needs of large families on their waiting list.
- The RHA is working on beginning a workforce home ownership program that will be a two year lease-to-own program.

Appendix D